

MINUTES
RENN ROAD MUNICIPAL UTILITY DISTRICT
OF HARRIS AND FORT BEND COUNTIES, TEXAS

February 2, 2024

The Board of Directors (the "Board") of Renn Road Municipal Utility District of Harris and Fort Bend Counties, Texas (the "District"), met in regular session, open to the public, on the 2nd day of February, 2024, at the offices of Vogler & Spencer Engineering, Inc., 777 North Eldridge Parkway, Suite 500, Conference Room A, Houston, Texas 77079, outside the boundaries of the District, and the roll was called of the members of the Board:

Kathleen Farris	President
Bertha ("Candy") Fair	Vice President
Russell G. Cook	Secretary
Mario Peralta	Assistant Secretary
Victoria D. Estick	Assistant Vice President

and all of the above were present except Director Cook, thus constituting a quorum.

Also attending the meeting were Justin Klump of Storm Water Solutions LLC; Matthew Dunn of On-Site Protection Inc.; Ryan Haynes of Environmental Allies; Jimm Davis of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Randy Davila and Missy Steadman of Inframark, LLC ("Inframark"); Ryan Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District; Moni Mansour, a resident of the District; and Brooke Milbauer and Jacqueline Ibarra of Allen Boone Humphries Robinson, LLP.

MINUTES

The Board considered approving the minutes of the January 5, 2024, regular meeting. Following review and discussion, Director Fair moved to approve the minutes of the January 5, 2024, regular meeting as presented. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

The Board discussed mailboxes in the District.

2024 DIRECTORS ELECTION

Ms. Milbauer reviewed an Order Calling Directors Election. Ms. Milbauer discussed the Notice of Election and noted that the notice will be required to be posted or published and provided to the County Clerks and Voter Registrars of Fort Bend County and Harris County if the District holds a Directors Election.

Following review and discussion, Director Farris moved to (1) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; and (2) authorize the Secretary's agent to post or publish and provide to the County Clerks and Voter Registrars the Notice of Election, if required, and to direct that the Notice of Election be filed appropriately and retained in the District's official records. Director Fair seconded the motion, which passed unanimously.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board reviewed a report from Best Trash, LLC regarding garbage and recycling collection in the District, a copy of which is attached.

SCHOOL PARKING AND TRAFFIC MATTERS

Mr. Dunn updated the Board on parking and traffic matters at the intersection of Old Richmond Road and Belknap Road. He stated Harmony School sent a memorandum to all parents on school parking and traffic matters. Discussion ensued.

SECURITY AND PATROL MATTERS

Mr. Dunn reviewed a report regarding security in the District, a copy of which is attached. Mr. Dunn reviewed and discussed the Area Crime Maps for the District and surrounding areas, copies of which are attached to the security report. He also discussed the latest crime trends with the Board.

MOWING AND DETENTION POND MAINTENANCE

Mr. Haynes reviewed a mowing and detention pond maintenance report, a copy of which is attached.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT SUMMER CONFERENCE

The Board discussed payment of per diems for directors who attended the AWBD winter conference. After review and discussion, Director Fair moved to approve reimbursement of the AWBD winter conference expenses and payment of per diems and to authorize attendance of the Board members at the AWBD summer conference. Director Estick seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davis presented and reviewed the bookkeeper's report, including the District's monthly bills, for the Board's consideration. A copy of the bookkeeper's report, including a list of the bills approved for payment, is attached. He reviewed the District's

updated year-to-date budget comparison, investment report, pledged securities report, report on the sewage treatment plant general operating account, and a year-to-date budget for the sewage treatment plant. Following review and discussion, Director Peralta moved to approve the bookkeeper's report and the bills presented for payment. Director Fair seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin reviewed with the Board the monthly tax assessor/collector's report, a copy of which is attached, including a list of the checks presented for payment and the list of top delinquent tax accounts.

Ms. Goin also reviewed a delinquent tax report prepared by Perdue, Brandon, Fielder, Collins & Mott L.L.P., a copy of which is attached.

Following review and discussion, Director Fair moved to approve the tax assessor/collector's report and payment of tax bills. Director Peralta seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board discussed tax exemptions and reviewed a Resolution Concerning Exemptions from Taxation, reflecting that the Board of Directors rejects a general residential homestead exemption and grants a \$10,000 exemption for persons who are disabled or sixty-five years of age or older. Following review and discussion, Director Farris moved to adopt the Resolution Concerning Exemptions from Taxation and direct that the Resolution be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Davila reviewed with the Board the monthly operator's report, a copy of which is attached. He updated the Board on inspections, repairs, and maintenance items performed and in progress in the District. He stated that the District currently has 1,489 water connections and the percentage of water billed versus water produced for the previous billing cycle was 101.55%.

Mr. Davila reported that minimal pvc pipe damage will be repaired due to the recent freeze event.

Mr. Davila reviewed four delinquent accounts totaling \$771.10 deemed uncollectible by the operator, and recommended the accounts be submitted to the collection agency. He then reviewed one delinquent account totaling \$3.37 deemed uncollectible by the operator, and recommended the account be written off.

Mr. Davila then presented an updated list of delinquent customers and reported that the customers on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Mr. Davila noted that the accounts in question had neither contacted his office nor had appeared at the Board meeting concerning their bills.

Following review and discussion, Director Estick moved to (1) approve the operator's report; (2) authorize Inframark to turn over to collections the accounts totaling \$771.10; (3) authorize Inframark to write off one account totaling \$3.37; and (4) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

RENEWAL OF WATER SUPPLY CAPACITY AND SEWAGE TREATMENT CAPACITY RESERVED FOR SANTIKOS PROPERTIES, LLC

Ms. Milbauer reviewed a Capacity Reservation Letter between the District and Santikos Properties, LLC, to renew the reservation of 85 equivalent single-family connections for water and sewage treatment capacity for 8.572 aggregate acres. After review and discussion, Director Fair moved to approve the Capacity Reservation Letter and direct that the letter be filed appropriately and retained in the District's official records. Director Estick seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Vogler reviewed an engineer's report, a copy of which is attached.

Mr. Vogler updated the Board on the status of the West Harris County Regional Water Authority ("WHCRWA") surface water project. He stated V&S is working with the WHCRWA on finalizing the meter location and configuration, as well as some design issues that may require modifications to the existing LAS/chlorine lines that were installed with the original project.

Mr. Vogler updated the Board on the status of the Wastewater Treatment Plant Clarifier Rehabilitation project. He stated the equipment manufacturer will be onsite Tuesday, February 6, 2024, to check the installation of Clarifier No. 3 and perform a torque test. Mr. Vogler noted that upon passing the inspection, Clarifier No. 3 will be placed back into service and Clarifier No. 1 will be taken offline for construction to begin.

Mr. Vogler updated the Board on the status of construction on the Belknap Road mobility project. He stated construction is anticipated to begin in late May of 2024. He reported that as part of the construction, a fire hydrant at the intersection of Oak Bend

Forest Drive and Belknap Road must be removed. He stated V&S asked Harmony School to construct a new fire hydrant when they begin construction on the waterline extension. He requested authorization for Inframark to remove and plug the existing fire hydrant.

Mr. Vogler reported that the cleaning and televising of the sanitary sewer facilities in Kingspoint Sections 1, 2 and 3 is complete. He stated V&S will review Inframark's videos and report and will let the Board know if any repairs are recommended.

After review and discussion, Director Estick moved to authorize Inframark to remove and plug the fire hydrant at the intersection of Oak Bend Forest Drive and Belknap Road. Director Fair seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no discussion on this agenda item.

STORM WATER MANAGEMENT PLAN

Mr. Klump updated the Board on the District's Stormwater Management Program ("SWMP"). He distributed and reviewed the year 5 annual report for the SWMP and a summary of the year 5 training and goals under the SWMP, copies of which are attached. He presented a utility bill insert regarding yard waste, hazardous waste, and pet waste, a copy of which is also attached. Mr. Klump began his training session with the Board and other consultants. The topic of the year 5 training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Klump explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the sources of bacteria and outlining the program elements of the SWMP that deal with these sources.

The Board requested that the utility bill insert be mailed to all customers. Ms. Steadman recommended sending the utility bill insert to all customers by text message.

Mr. Klump reported that the Texas Commission on Environmental Quality ("TCEQ") approved the District's permit application ("NOI") and SWMP on January 24, 2024, but that the permit also expired on January 24, 2024. He stated the TCEQ will be issuing a new permit, but has not yet done so. Mr. Klump added that the TCEQ has issued an administratively continued permit until August 2024.

Following review and discussion, Director Fair moved to (1) approve the year 5 annual report for the SWMP and the utility bill insert; and (2) authorize Inframark to send the utility bill insert to all customers by text message. Director Peralta seconded the motion, which passed unanimously.

KINGSBRIDGE MUNICIPAL UTILITY DISTRICT, WEST KEEGANS BAYOU
IMPROVEMENT DISTRICT ("WEST KEEGANS"), WEST HARRIS COUNTY
REGIONAL WATER AUTHORITY ("WHCRWA"), AND REGIONAL MUNICIPAL
MEETING MATTERS

Director Fair reported on West Keegans' matters.

GEOGRAPHIC INFORMATION SYSTEM (GIS) APPLICATION

Mr. Vogler presented the web application access to the GIS utility database of the District's utility assets, and demonstrated search features and site navigation tools.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, March 1, 2024, at 11:30 a.m.

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)



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Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Garbage and recycling collection report	2
Security report.....	2
Mowing and detention pond maintenance report.....	2
Bookkeeper’s report.....	2
Tax assessor/collector’s report	3
Perdue delinquent tax report	3
Operator’s report	3
Engineer’s report.....	4
Summary of the year 5 training and goals under the SWMP	5
Utility bill insert	5